



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input checked="" type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input checked="" type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			
Subdivision of Land - Minor (Preliminary/Final Plat) Approval and Vacation of Private Easement Approval			

APPLICATION INFORMATION			
Applicant: Yes Housing, Inc. - Thaddeus Lucero		Phone: (505) 923-9611	
Address: 901 Pennsylvania Street NE		Email: tlucero@yeshousing.org	
City: Albuquerque	State: NM	Zip: 87110	
Professional/Agent (if any): Isaacson & Arfman, Inc. - Fred C. Arfman		Phone: (505) 268-8828	
Address: 128 Monroe Street NE		Email: freda@iacivil.com	
City: Albuquerque	State: NM	Zip: 87108	
Proprietary Interest in Site:		List all owners: City of Albuquerque	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Lots 1 thru 3 & Tracts 90-C and 90-B-2		Block: 1	Unit:
Subdivision/Addition: Fitzgerald Addition		MRGCD Map No.: 33	UPC Code: SEE ATTACHED SHEET
Zone Atlas Page(s): G-14	Existing Zoning: MX-M		Proposed Zoning: None
# of Existing Lots: 5	# of Proposed Lots: 2		Total Area of Site (Acres): 5.0036
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 420 Fitzgerald Road NW Between: 4th Street NW and: 7th Street NW			
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR-2020-003847			

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:		Date: 10.25.21
Printed Name: Fred C. Arfman		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY		
Case Numbers	Action	Fees
Meeting Date:		Fee Total:
Staff Signature:	Date:	Project #

UPC CODE:

LOT 1 101406034308740419

LOT 2 101406033008940420

LOT 3 101406032209040422

LOT 90-C 101406032807540418

LOT 90-B-2 101406027208540436

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

☐ **SKETCH PLAT REVIEW AND COMMENT**

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

— A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.

- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL**

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

— A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.

- Zone Atlas map with the entire site clearly outlined and labeled
- Proposed Final Plat
- Design elevations & cross sections of perimeter walls
- Copy of recorded IIA
- Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

☒ **SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)**

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

☒ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.

- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- ☒ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ☒ Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal.
- ☒ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- ☒ Sidewalk Exhibit and/or cross sections of proposed streets
- ☒ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
- ☒ Proposed Infrastructure List, if applicable
- ☒ Required notice with content per IDO Section 14-16-6-4(K)
- ☒ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- ☒ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- ☒ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
- ☒ DXF file and hard copy of final plat data for AGIS submitted and approved **FORTHCOMING**

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

☐ **MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST**


Interpreter Needed for Hearing? _____ if yes, indicate language: _____

— A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.

- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.	
Signature: <u>Fred C. Arfman</u>	Date: <u>10.25.21</u>
Printed Name: Fred C. Arfman	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	

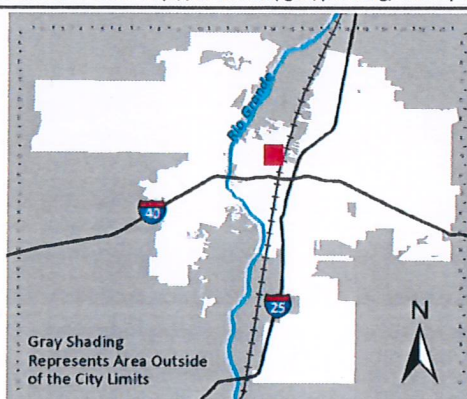




IDO Zone Atlas

May 2018

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:

G-14-Z

-
- Legend:
- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone

October 21, 2021

Jolene Wolfley, DRB Chair
Planning Department
City of Albuquerque
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

Reference: **Calle Cuarta Mixed Use Development**
4th St. & Fitzgerald Rd. NW – SW Quadrant

Subject: Calle Cuarta Minor Plat Description & Private Easement Vacation

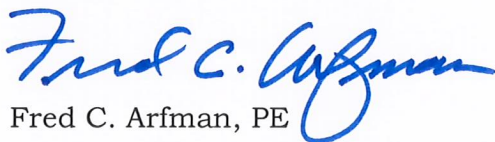
Isaacson & Arfman, Inc., agent for YES Housing, Inc. request a Minor Preliminary/Final Plat review for the referenced project. The Calle Cuarta development will consist of a Mixed Use project on future Tr. A and a 19 lot single lot residential subdivision on Tr. B. Both components will require future Site Plan or Major subdivision approval through the DRB. The minor plat consolidates the 3 lots and 2 tracts creating the two tracts allowing for each development to proceed independently of each other.

The future developments will require construction of internal public (19 lots) and private (mixed-use) roadway improvements, public water & sanitary sewer, and storm drain improvements. These items and other future infrastructure items will be included in the IIAs tied to the Mixed-Use Site Plan or the residential subdivision's major plat.

This plat action will also vacate a private MRGCD 5' Irrigation Ditch Easement that has been abandoned. MRGCD is a signatory on the plat.

Thank you for your consideration on this matter and we are poised to provide additional information upon request.

Sincerely,
Isaacson & Arfman, Inc.


Fred C. Arfman, PE

Attachments: Development Review Application, Form S2, Zone Atlas Page, Sketch Plat



Tim Keller, Mayor
Sarita Nair, CAO

City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
Alan Varela, Interim Director

DATE: September 17, 2021

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2020-003847
Agent: Isaacson & Arfman, Inc.
Applicant: Yes Housing, Inc.
Legal Description: Lots 1 thru 3 & Tr 90-C & 90-B-2, Fitzgerald Addition
Zoning: MX-M
Acreage: 5.0036
Zone Atlas Page(s): G-14-Z

CERTIFICATE OF NO EFFECT: ☒ Yes ☐ No

CERTIFICATE OF APPROVAL: ☐ Yes ☒ No

SUPPORTING DOCUMENTATION:

Historic Google Earth Images

SITE VISIT: N/A

RECOMMENDATIONS:

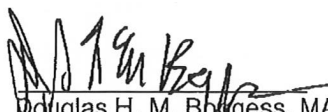
The site has been developed since before 1991.

Therefore: CERTIFICATE OF NO EFFECT ISSUED-under criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

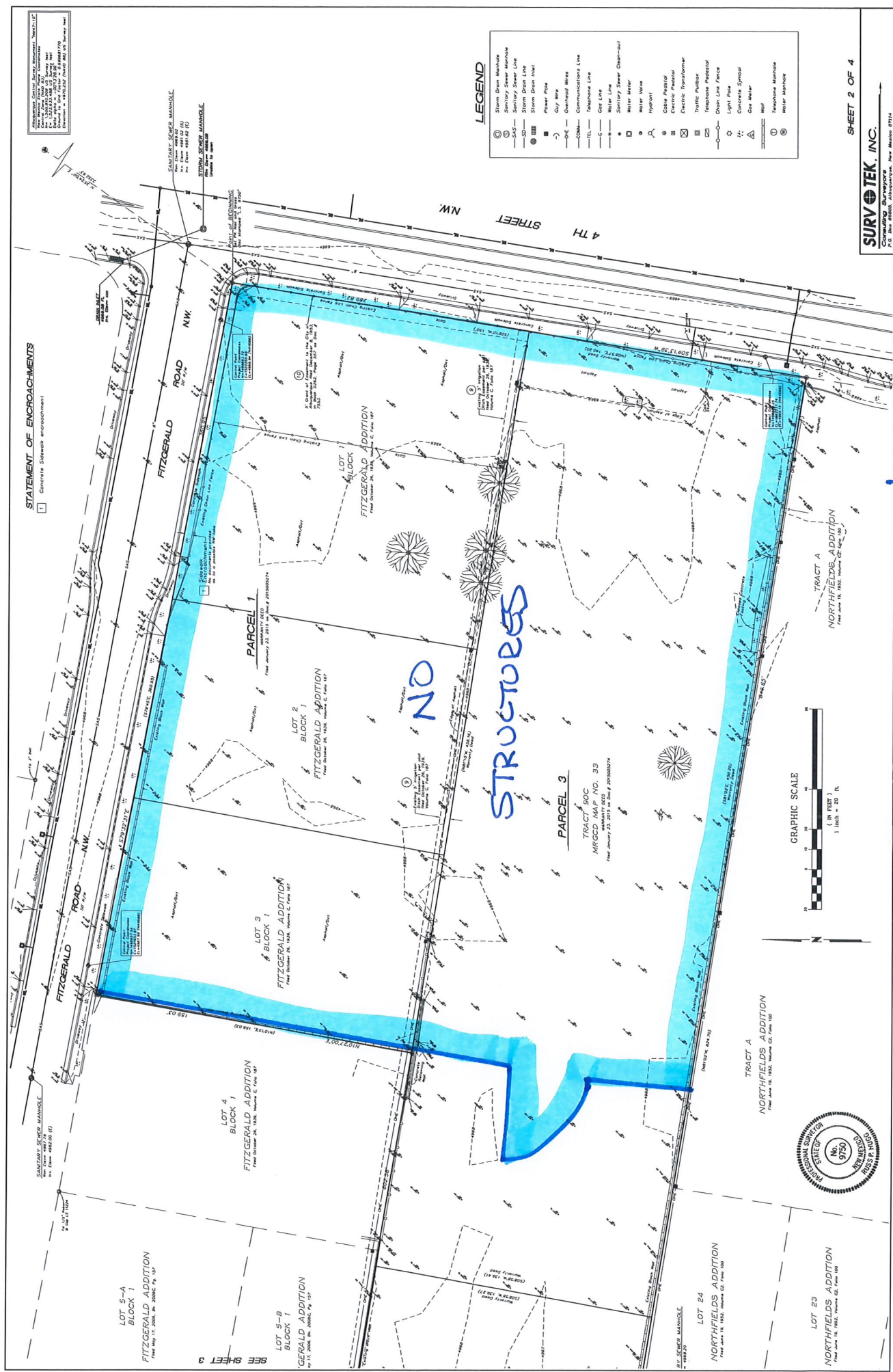
SUBMITTED TO:

Planning, Development Services

 9-17-2021
Douglas H. M. Boggess, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

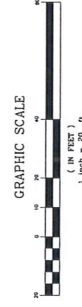
STATEMENT OF ENCROACHMENTS
 1 Concrete Sewer Encroachment

APPROPRIATE CITIES, COUNTIES, STATES, AND FEDERAL AGENCIES HAVE BEEN ADVISED BY THIS NOTICE OF THE LOCATION AND NATURE OF THE ENCROACHMENT. THE ENCROACHMENT IS NOT TO BE CONSIDERED A VIOLATION OF ANY CITY, COUNTY, STATE, OR FEDERAL LAW, ORDER, OR DECREE. THE ENCROACHMENT IS NOT TO BE CONSIDERED A VIOLATION OF ANY CITY, COUNTY, STATE, OR FEDERAL LAW, ORDER, OR DECREE.

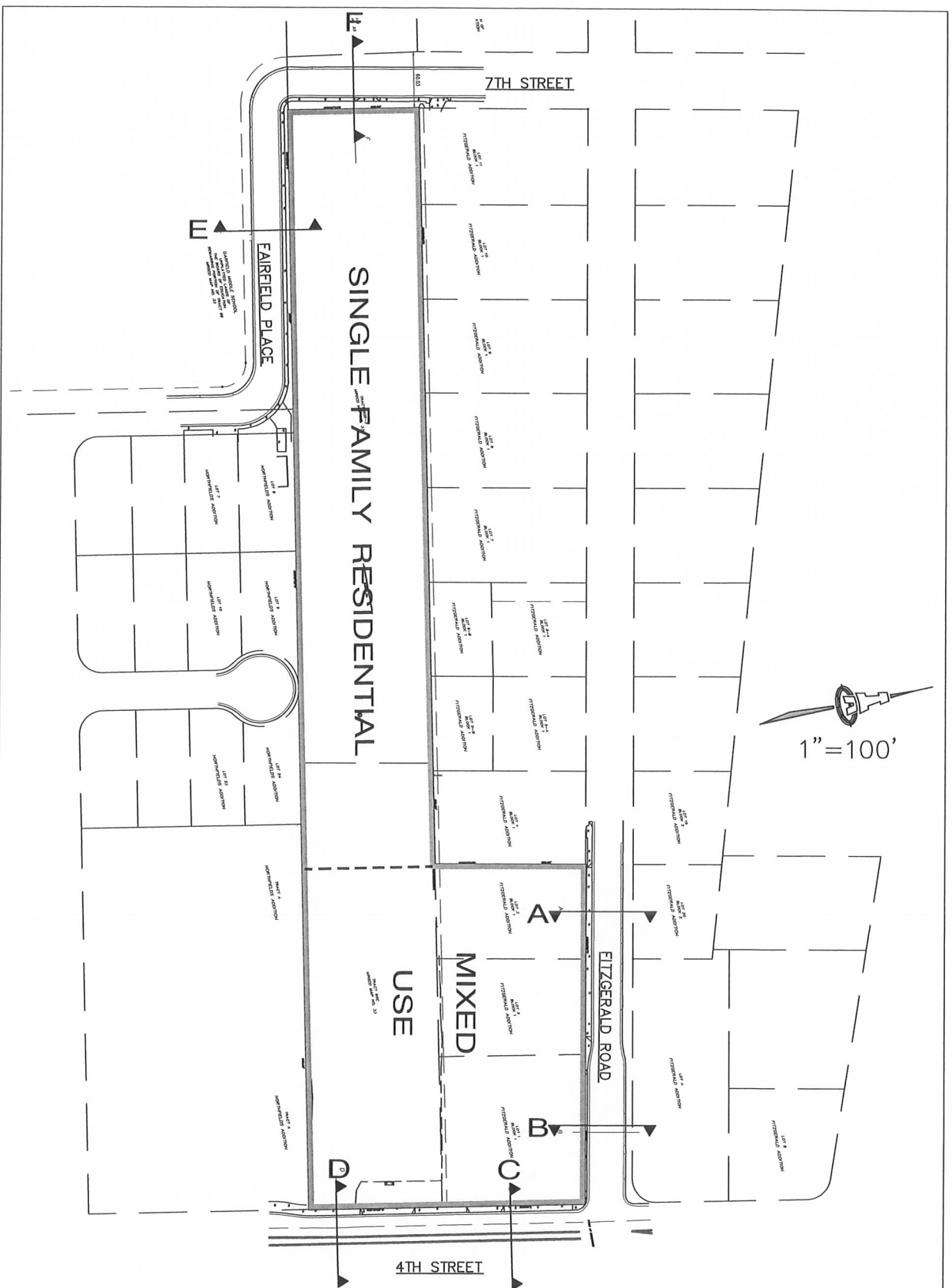


LEGEND

Storm Drain Manhole	Sanitary Sewer Line	Storm Drain Line	Storm Drain Valve	Power Pole	Overhead Wire	Communications Line	Telephone Line	Gas Line	Water Line	Sanitary Sewer Clean-out	Water Meter	Hydrant	Cable Pedestal	Electric Pedestal	Electric Transformer	Trunk Pedestal	Telephone Pedestal	Chain Link Fence	Light Pole	Concrete Symbol	Gas Meter	Mail	Telephone Manhole	Water Manhole
---------------------	---------------------	------------------	-------------------	------------	---------------	---------------------	----------------	----------	------------	--------------------------	-------------	---------	----------------	-------------------	----------------------	----------------	--------------------	------------------	------------	-----------------	-----------	------	-------------------	---------------



EXISTING CONDITION

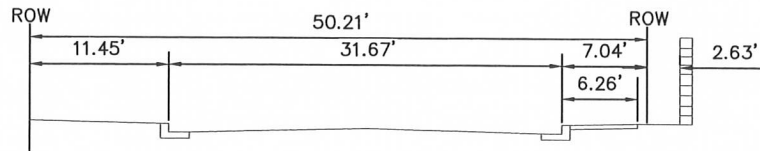


CALLE CUARTA
MIXED USE DEVELOPMENT
ADJACENT ROADWAY
CROSS-SECTION LOCATIONS

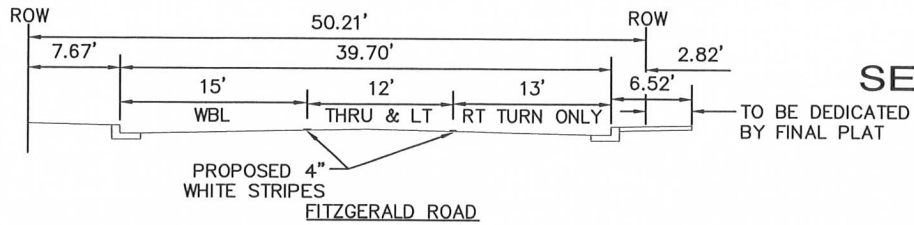
Isaacson & ^{EST. 1980} Arfman, Inc.
Civil Engineering Consultants



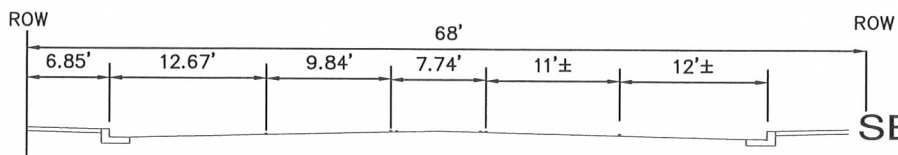
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com



SECTION A

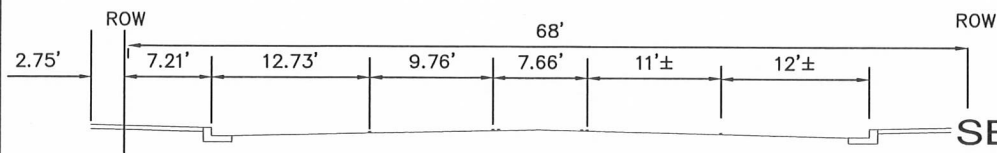


SECTION B



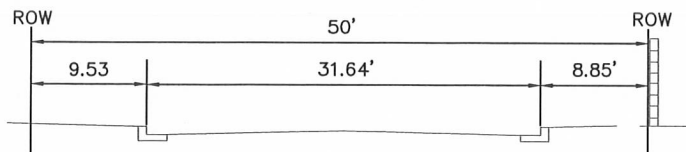
SECTION C

4TH STREET

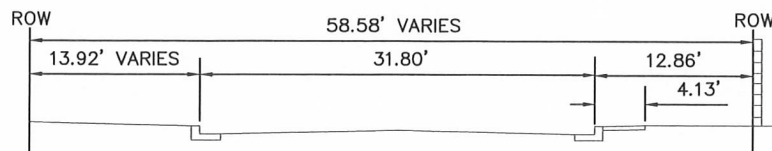


SECTION D

4TH STREET



SECTION E



SECTION F

**CALLE CUARTA
MIXED USE DEVELOPMENT
ADJACENT ROADWAY
CROSS-SECTION LOCATIONS**

1"=10'

Isaacson & Arfman, Inc.
Civil Engineering Consultants



128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: Tracts A & B, Calle Cuarta

AGIS MAP # G-14

LEGAL DESCRIPTIONS: Lots 1 thru 3, Block 1, Fitzgerald Addition and
Tracts 90-C and 90-B-2, MRGCD Property Map No. 33

 DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on 10/25/21 (date).

Fred C. Aufman
Applicant/Agent

10-25-21
Date

Ernest Armijo
Hydrology Division Representative

10/26/2021
Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

 WATER AND SEWER AVAILABILITY STATEMENT

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: http://www.abcwua.org/Availability_Statements.aspx) on 08-30-21 (date). AVAIL. #; 210845

Fred C. Aufman
Applicant/Agent

10.21.21
Date

Chris Gustafson
ABCWUA Representative

10/21/2021
Date

PROJECT # _____



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Subdivision of Land - Minor (/Preliminary/Final Plat Approval)

Decision-making Body: Development Review Board (DRB)

Pre-Application meeting required: ☐ Yes ☒ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☐ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No *Note: if yes, see second page*

PART II – DETAILS OF REQUEST

Address of property listed in application: 420 Fitzgerald Road NW

Name of property owner: City of Albuquerque

Name of applicant: Yes Housing, Inc. - Agent: Isaacson & Arfman, Inc. Contact: Fred Arfman (505) 268-8828

Date, time, and place of public meeting or hearing, if applicable:

DRB hearing to be held virtually (zoom) on Wednesday 11/03/2021 beginning at 9 AM, refer to Agenda for link

Address, phone number, or website for additional information:

Agenda to be posted on City of Albuquerque's Planning website; for project info please contact agent noted above

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

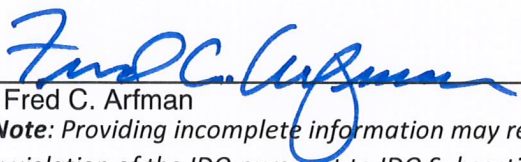
☐ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including (explanations) of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.


Fred C. Arfman

(Applicant signature)

10.22.2021

(Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2ND ST. NW, ALBUQUERQUE, NM 87102 505.924.3860

www.cabq.gov

Printed 11/1/2020



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



NOT APPLICABLE

PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Fitzgerald Road NW between 4th St NW & 7th St NW Public Notice Inquiry

1 message

Carmona, Dalaina L. <dlcarmona@cabq.gov>
To: "ruthl@iacivil.com" <ruthl@iacivil.com>

Tue, Sep 14, 2021 at 1:39 PM

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Near North Valley NA	Marit	Tully	nearnorthvalleyna@gmail.com	PO Box 6953	Albuquerque	NM	87197		5053857863
Near North Valley NA	Joe	Sabatini	jsabatini423@gmail.com	3514 6th Street NW	Albuquerque	NM	87107	5058507455	5053449212
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	Albuquerque	NM	87104	5052490938	5053441364
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232	Albuquerque	NM	87197	5058509293	5053459567

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit: <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor

Albuquerque, NM 87102

505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Tuesday, September 14, 2021 12:05 PM

To: Office of Neighborhood Coordination <ruthl@iacivil.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Ruth Lozano

Telephone Number

5052688828

Email Address

ruthl@iacivil.com

Company Name

Isaacson & Arfman, Inc.

Company Address

128 Monroe Street NE

City

Albuquerque

State

NM

ZIP

87108

Legal description of the subject site for this project:

Lots 1 thru 3, & Tracts 90-C and 90-B-2, Fitzgerald Addition

Physical address of subject site:

Fitzgerald Road NW


Subject site cross streets:

between 4th St NW & 7th St NW

Other subject site identifiers:

This site is located on the following zone atlas page:

G-14

 **Zone Map G-14.pfl**
1399K

CALLE CURATA TRACTS A & B - MINOR PRELIMINARY PLAT SUBMITTAL

1 message

Ruth Lozano <ruthl@iacivil.com>
To: nearnorthvalleyna@gmail.com

Fri, Oct 22, 2021 at 9:34 AM

Good morning, I received your email and contact information as the Neighborhood Association Representative for the Near North Valley NA from the City Office of Neighborhood Coordination.

We will be submitting an application for a minor plat approval. As part of the review process, we are sending out notices to Neighborhood Associations in the project's vicinity with some background information (attached). If you have any questions or concerns please contact Fred C. Arfman at (505) 268-8828 or email him at freda@iacivil.com

Thank you, Ruth

--

Ruth Lozano
Office Manager
Isaacson & Arfman, P.A.
Consulting Engineering Associates
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505)268-8828
Fax: (505)268-2632



MARIT TULLY PUBLIC NOTICE.pdf
5162K

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 10/22/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)*: Near North Valley NA

Name of NA Representative*: Marit Tully

Email Address* or Mailing Address* of NA Representative¹: nearnorthvalleyna@gmail.com

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 420 Fitzgerald Road NW
Location Description On Fitzgerald Road NW between 4th & 7th Street NW
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Isaacson & Arfman, Inc.
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision Preliminary/Final Plat Minor or Major)
 - ☒ Vacation of existing 5' irrigation ditch Easement Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*: _____

Reconfigure 5 existing lots into 2 new tracts and vacation of existing irrigation ditch

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE)

☒ Development Review Board (DRB)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time*: Wednesday, 11/03/2021 - Call to order at 9 AM

Location*³: Virtual Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Isaacson & Arfman, Inc. - contact Fred C. Arfman at (505) 268-8828

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*⁵ G-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation*:

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
- _____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Near North Valley Neighborhood Association [Other Neighborhood Associations, if any]

North Valley Coalition

⁶ Available here: <https://tinyurl.com/idozoningmap>

CALLE CURATA TRACTS A & B - MINOR PRELIMINARY PLAT SUBMITTAL

1 message

Ruth Lozano <ruthl@iacivil.com>
To: jsabatini423@gmail.com

Fri, Oct 22, 2021 at 9:40 AM

Good morning, I received your email and contact information as the Neighborhood Association Representative for the Near North Valley NA from the City Office of Neighborhood Coordination.

We will be submitting an application for a minor plat approval. As part of the review process, we are sending out notices to Neighborhood Associations in the project's vicinity with some background information (attached). If you have any questions or concerns please contact Fred C. Arfman at (505) 268-8828 or email him at freda@iacivil.com

Thank you, Ruth

--

Ruth Lozano
Office Manager
Isaacson & Arfman, P.A.
Consulting Engineering Associates
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505)268-8828
Fax: (505)268-2632



JOE SABATINI PUBLIC NOTICE.pdf
5152K

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 10/22/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)*: Near North Valley NA

Name of NA Representative*: Joe Sabatini

Email Address* or Mailing Address* of NA Representative¹: jsabatini423@gmail.com

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 420 Fitzgerald Road NW
Location Description On Fitzgerald Road NW between 4th & 7th Street NW
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Isaacson & Arfman, Inc.
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision Preliminary/Final Plat Minor or Major)
 - ☒ Vacation of existing 5' irrigation ditch Easement Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²:

Reconfigure 5 existing lots into 2 new tracts and vacation of existing irrigation ditch

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE) ☒ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)

Date/Time*: Wednesday, 11/03/2021 - Call to order at 9 AM

Location*³: Virtual Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Isaacson & Arfman, Inc. - contact Fred C. Arfman at (505) 268-8828

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*⁵ G-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Near North Valley Neighborhood Association [Other Neighborhood Associations, if any]
North Valley Coalition

⁶ Available here: <https://tinyurl.com/idozoningmap>

CALLE CURATA TRACTS A & B - MINOR PRELIMINARY PLAT SUBMITTAL

1 message

Ruth Lozano <ruthl@iacivil.com>
To: newmexmba@aol.com

Fri, Oct 22, 2021 at 9:46 AM

Good morning, I received your email and contact information as the Neighborhood Association Representative for the North Valley Coalition from the City Office of Neighborhood Coordination.

We will be submitting an application for a minor plat approval. As part of the review process, we are sending out notices to Neighborhood Associations in the project's vicinity with some background information (attached). If you have any questions or concerns please contact Fred C. Arfman at (505) 268-8828 or email him at freda@iacivil.com

Thank you, Ruth

--

Ruth Lozano
Office Manager
Isaacson & Arfman, P.A.
Consulting Engineering Associates
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505)268-8828
Fax: (505)268-2632



DOYLE KIMBROUGH PUBLIC NOTICE.pdf
5211K

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 10/22/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)*: North Valley Coalition

Name of NA Representative*: Doyle Kimbrough

Email Address* or Mailing Address* of NA Representative¹: newmexmba@aol.com

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 420 Fitzgerald Road NW

Location Description On Fitzgerald Road NW between 4th & 7th Street NW

2. Property Owner* City of Albuquerque

3. Agent/Applicant* [if applicable] Isaacson & Arfman, Inc.

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]

- ☐ Conditional Use Approval
- ☐ Permit _____ (Carport or Wall/Fence – Major)
- ☐ Site Plan
- ☒ Subdivision Preliminary/Final Plat Minor or Major)
- ☒ Vacation of existing 5' irrigation ditch Easement Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☐ Other: _____

Summary of project/request²:

Reconfigure 5 existing lots into 2 new tracts and vacation of existing irrigation ditch

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE)

☒ Development Review Board (DRB)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time*: Wednesday, 11/03/2021 - Call to order at 9 AM

Location*³: Virtual Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Isaacson & Arfman, Inc. - contact Fred C. Arfman at (505) 268-8828

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*⁵ G-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation*:

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Near North Valley Neighborhood Association [Other Neighborhood Associations, if any]

North Valley Coalition

⁶ Available here: <https://tinyurl.com/idozoningmap>

CALLE CURATA TRACTS A & B - MINOR PRELIMINARY PLAT SUBMITTAL

1 message

Ruth Lozano <ruthl@iacivil.com>
To: peggynorton@yahoo.com

Fri, Oct 22, 2021 at 9:50 AM

Good morning, I received your email and contact information as the Neighborhood Association Representative for the North Valley Coalition from the City Office of Neighborhood Coordination.

We will be submitting an application for a minor plat approval. As part of the review process, we are sending out notices to Neighborhood Associations in the project's vicinity with some background information (attached). If you have any questions or concerns please contact Fred C. Arfman at (505) 268-8828 or email him at freda@iacivil.com

Thank you, Ruth

--

Ruth Lozano
Office Manager
Isaacson & Arfman, P.A.
Consulting Engineering Associates
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505)268-8828
Fax: (505)268-2632



PEGGY NORTON PUBLIC NOTICE.pdf
5148K

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 10/22/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)*: North Valley Coalition

Name of NA Representative*: Peggy Norton

Email Address* or Mailing Address* of NA Representative¹: peggynorton@yahoo.com

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 420 Fitzgerald Road NW
Location Description On Fitzgerald Road NW between 4th & 7th Street NW
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Isaacson & Arfman, Inc.
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision Preliminary/Final Plat Minor or Major)
 - ☒ Vacation of existing 5' irrigation ditch Easement Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²:

Reconfigure 5 existing lots into 2 new tracts and vacation of existing irrigation ditch

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE) ☒ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)

Date/Time*: Wednesday, 11/03/2021 - Call to order at 9 AM

Location*³: Virtual Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Isaacson & Arfman, Inc. - contact Fred C. Arfman at (505) 268-8828

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*⁵ G-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

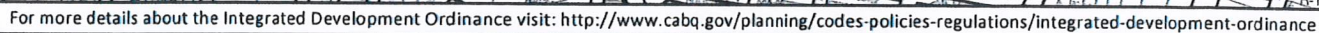
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Near North Valley Neighborhood Association [Other Neighborhood Associations, if any]
North Valley Coalition

⁶ Available here: <https://tinyurl.com/idozoningmap>



Legend:

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



October 21, 2021

TO: All Neighborhood Associations Located within 200 feet of the referenced property

RE: Calle Cuarta (Property Legal Description: Lots 1-3, Block 1, Fitzgerald Addition and Tracts 90-C and 90-B-2, M.R.G. C.D. Property Map No. 33)

Notice is hereby given that a Minor Plat application for the referenced property at the Southeast corner of the Intersection of 4th Street NW and Fitzgerald Road NW will be submitted to the City of Albuquerque Planning Department/Development Review Board on **Tuesday, October 26, 2021**. The application will pursue a consolidation plat combining the existing 5 lots into two tracts. The westerly tract is programmed to be developed as a residential subdivision and the easterly tract developed as a mixed-use and live-work development.

A preliminary copy of the minor plat is attached for reference. Additional property information is noted below:

Property address/Location: 3535 4th St. NW, 420 Fitzgerald Rd. NW, Southwest corner of the intersection of 4th St & Fitzgerald Rd NW

Name of Applicant: YES Housing, Inc.

Applicant Address: 901 Pennsylvania St NE
Albuquerque, NM 87110

Applicant Phone: (505) 254-1373

Name of Agent: Isaacson & Arfman, Inc. (Attn: Fred Arfman, PE)

Zone Atlas Map Page: G-14-Z

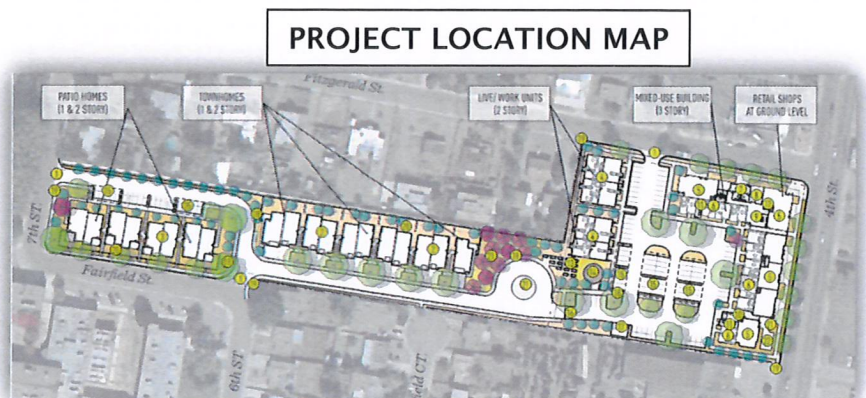
Summary of Project/Request:

- Tract A – easterly tract will be developed (future) as a mixed-use and live-work development consisting of 4 buildings. Mixed-Use, 2 buildings (54,467 sf), 2 work/live two story buildings (15,620 sf),.
- Tract B: 19 single family lots with public streets and utilities
- Proposed land uses will provide a transition land use from mixed use buildings along 4th St. to the future and existing residential developments
- Both components of this development will be subject to future subdividing or site plan approval.

If you have questions or concerns please call me at (505) 268-8828 or email me at freda@iacivil.com.

Sincerely,
ISAACSON & ARFMAN, INC.

Fred C. Arfman, P.E.
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828



TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer	Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico ("PSC"), a New Mexico corporation, (PSC Electric) for installation, maintenance, and service of overhead and underground electrical lines, and for the equipment and related facilities reasonably necessary to provide electrical services.
 - New Mexico Gas Company for installation, maintenance, and service of underground gas lines, and for the equipment and related facilities reasonably necessary to provide natural gas services.
 - Quest for the installation, maintenance, and service of such facilities as cables, and other related equipment and facilities reasonably necessary to provide communication services.
 - Cable TV for the installation, maintenance, and service of such facilities as cables, and other related equipment and facilities reasonably necessary to provide cable services.
- Included in the right to build, rebuild, construct, reconstruct, relocate, alter, modify, improve, repair, and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right of the grantor for the purposes set forth herein to extend services to utilize the right of way and easement to extend services to electrical lines, including sufficient working area space for electrical lines, and for the equipment and related facilities and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subterranean), hot tub, concrete or wood pool decking, or other structure shall be constructed or placed on said easements, nor shall any well be drilled or operated thereon. The grantor shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of poles, decking, or any structures subject to or near easements shown on this plat.
- Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico ("PSC") and New Mexico Gas Company ("NMG") did not conduct a title search and therefore, they do not warrant the accuracy of the plat and NMG does not warrant the accuracy of the plat, plat, or other rights which may have been granted by prior plat, plat, or other document and which are not shown on this plat.

PURPOSE OF PLAT

The purpose of this plat is to:

- Reconfigure Five (5) existing Lots into Two (2) new Tracts as shown hereon.
- Show the Existing Irrigation Ditch Easement Vacated by DRP.
- Grant the new public and private easements as shown hereon.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision, and that the same are true and correct to the best of my knowledge and belief, and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMP S. No. 9750
August 31, 2021

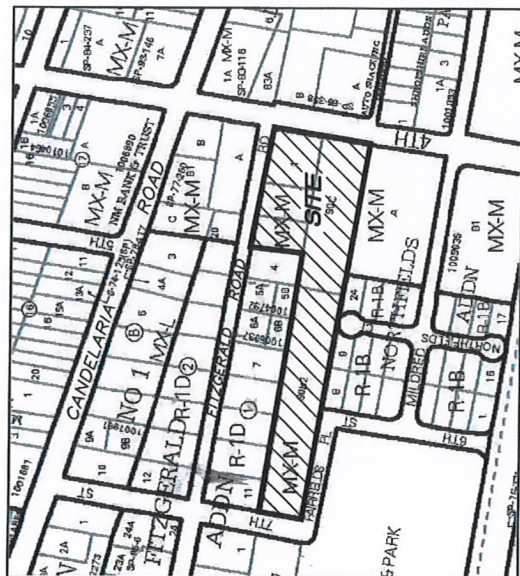


SUBMISSION DATA

- Total number of existing Lots: 5
- Total number of Tracts created: 2
- No Public Street right of way dedicated.
- Gross Subdivision acreage: 5.0036 acres.

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated herein.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated herein.
- The subject properties are currently designated IDO Zone District MX-M (Mixed Use), as shown and designated on the City of Albuquerque GIS Zone Atlas Page G-14, dated May, 2016.
- Common cross lot drainage easement is hereby granted by this plat for the benefit and use of the owners of Tracts A and B and is to be jointly maintained by the owners of said Tracts.



City of Albuquerque Zone Atlas Page G-14.

VICINITY MAP
Not to Scale

FLAT OF TRACTS A AND B CALLE CUARTA

(BEING A REPLAT OF LOTS 1 THRU 3, BLOCK 1, FITZGERALD ADDITION AND TRACTS 90-C AND 90-B-2, M.R.G.C.D. PROPERTY MAP NO. 33) WITHIN

THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2021

PROJECT NUMBER

PLAT APPROVAL

UTILITY APPROVALS

Public Service Company of New Mexico
Date 9-23-21
New Mexico Gas Company
Date 10/4/21
Quest Corporation d/b/a CenturyLink OG
Date 9-30-2021
Comcast
Date 9/30/21

CITY APPROVALS

City Surveyor
Department of Municipal Development
Date 10/15/2021
Real Property Division
Date
Environmental Health Department
Date
Traffic Engineering, Transportation Division
Date
ABCWA
Date
Parks and Recreation Department
Date
AMATCA
Date
City Engineer
Date
Code Enforcement
Date
DRB Chairperson, Planning Department
Date
M.R.G.C.D.

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for the same is made in any instrument, the same shall not be binding on the subdivision addition, not provided for, by the subdivision addition, and the subdivision addition shall be bound by the obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.

APPROVED DATE

SURV TEK, INC.
Consulting Surveyors
P.O. Box 6086, Albuquerque, New Mexico 87114
Phone: 505-900-4788

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Albuquerque Grant in Projected Section 5, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and containing 5.0036 Acres, more or less, and being the same as shown and designated on the plat entitled "REPLAT OF FITZGERALD ADDITION, A SUBDIVISION LOCATED ON SCHOOL DISTRICT NO. 22, BERNALILLO COUNTY, NEW MEXICO," filed in the office of the County Clerk of Bernalillo County, New Mexico on October 26, 1939 in Volume C, Folio 187 and all of Tracts 90-C and 90-B-2, Middle Rio Grande Conservancy District Property Map Number 33 as shown and designated on the plat entitled "NORTHFIELDS ADDITION TO THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO," filed in the office of the County Clerk of Bernalillo County, New Mexico on June 19, 1952 in Volume C2, Folio 100; Thence, Central Zone (NAD 83) grid bearings and ground distances as follows:

BEGINNING at the Northeast corner of the parcel herein described, the Northeast corner of said Lot 1, Block 1, and point of intersection of the Southern right of way line of Fitzgerald Road N.W. and the Western right of way line of Fourth Street N.W., whence (1) the Albuquerque Control Survey Monument N46°10'10" bears N 35°24'00" E, 2352.63 feet distant; Thence,

S 09° 13' 39" W, 289.82 feet along said Western right of way line of Fourth Street N.W. to the Northeast corner of Tract A, Northfields Addition as the same is shown and designated on the plat entitled "NORTHFIELDS ADDITION TO THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO," filed in the office of the County Clerk of Bernalillo County, New Mexico on June 19, 1952 in Volume C2, Folio 100; Thence,

N 80° 51' 58" W, 849.65 feet along the Northernly line of said Northfields Addition to the Northeast corner of the remaining portion of Tract 98 M.R.G.C.D. Property Map No. 33 as the same is shown and designated on the Boundary Survey Plat entitled "BOUNDARY SURVEY PLAT UNPLATTED LANDS OF THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO," filed in the office of the County Clerk of Bernalillo County, New Mexico on January 31, 2001 in Plat Book 2001S, Page 16 (a 5/8" rebar and cap stamped "L.S. 15075 found in place); Thence,

N 80° 52' 23" W, 317.09 feet along the Northernly line of said remaining portion of Tract 98, M.R.G.C.D. Property Map No. 33 to the Southwest corner of said Tract 90-B-2, Map 33 and a point on the Easterly right of way line of 7th Street N.W.; Thence,

N 09° 11' 14" E, 137.79 feet along said Easterly right of way line of 7th Street N.W. to the Southwest corner of Lot 11, Block 1 of the aforesaid Fitzgerald Addition; Thence,

S 80° 58' 04" E, 802.58 feet to along the Southernly line of said Fitzgerald Addition; Thence,

N 10° 27' 00" E, 159.03 feet along the Westernly line of Lot 3, Block 11 to the Southwest corner of said Lot 3, Block 11, Fitzgerald Addition; Thence,

Southerly right of way line of Fitzgerald Road N.W.; Thence,

S 79° 32' 31" E, 380.95 feet along said Southernly right of way line of Fitzgerald Road N.W. to the Northeast corner and point of beginning of the parcel herein described.

Said parcel contains 5.0036 Acres, more or less.

FREE CONSENT AND DEDICATION

SURVIVED and REPLATED and now comprising PLAT OF TRACTS A AND B, CALLE CUARTA (BEING A REPLAT OF LOTS 1 THRU 3, BLOCK 1, FITZGERALD ADDITION AND TRACTS 90-C AND 90-B-2, M.R.G.C.D. PROPERTY MAP NO. 33) WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby dedicate to the public the private easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant and defend the title to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNERS

Yes Housing Inc., a New Mexico Non-profit corporation

Michelle DonBeyker
By Michelle DonBeyker

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 30th day of SEPTEMBER, 2021, by Michelle DonBeyker, SVP of Capital Development of Yes Housing, Inc.

Renee Laidi
Notary Public
My commission expires 12-31-23



SECTION 14-14-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this proposed plat. The foregoing requirement shall be a condition to approval of this plat."

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) appears to lie within "Zone X" (Area with reduced flood risk due to levees) as shown on National Flood Insurance Program Flood Insurance Rate Map Number 35001C03320, Effective date September 26, 2008.

Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment Number SP000174294, Effective Date: July 21, 2021.

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- Plat entitled "REPLAT OF FITZGERALD ADDITION, A SUBDIVISION LOCATED ON SCHOOL DISTRICT NO. 22, BERNALILLO COUNTY, NEW MEXICO," filed in the office of the County Clerk of Bernalillo County, New Mexico on October 26, 1939 in Volume C, Folio 187
- Plat entitled "PLAT OF LOTS 23-A AND 24-A, BLOCK 4, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," filed in the office of the County Clerk of Bernalillo County, New Mexico on January 18, 1955 in Volume 95C, Folio 22.
- Plat entitled "SUBDIVISION OF WESTERLY PORTION OF FITZGERALD ADDITION, BERNALILLO COUNTY, NEW MEXICO," filed in the office of the County Clerk of Bernalillo County, New Mexico on April 1, 1940.
- Plat entitled "PLAT OF LOTS 6-A AND 6-B, BLOCK 1, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," filed in the office of the County Clerk of Bernalillo County, New Mexico on August 3, 2006 in Plat Book 2006C, Page 240.
- Plat entitled "REPLAT OF LOTS 21 AND 22, BLOCK 2, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," filed in the office of the County Clerk of Bernalillo County, New Mexico on May 19, 1977 in Volume C12, folio 43.
- Plat entitled "PLAT OF LOTS 5-A AND 5-B, BLOCK 1, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," filed in the office of the County Clerk of Bernalillo County, New Mexico on May 17, 2006 in Plat Book 2006C, Page 137.
- Plat entitled "NORTHFIELDS ADDITION, ALBUQUERQUE, NEW MEXICO," filed in the office of the County Clerk of Bernalillo County, New Mexico on June 19, 1952 in Volume C2, folio 100.
- Boundary Survey Plat entitled "BOUNDARY SURVEY PLAT UNPLATTED LANDS OF BOARD OF EDUCATION REMAINING PORTION OF TRACT 98, M.R.G.C.D. PROPERTY MAP NO. 33, GARFIELD MIDDLE SCHOOL," filed in the office of the County Clerk of Bernalillo County, New Mexico on January 31, 2001 in Plat Book 2001S, Page 16

PLAT OF TRACTS A AND B CALLE CUARTA

(BEING A REPLAT OF LOTS 1 THRU 3, BLOCK 1, FITZGERALD ADDITION AND TRACTS 90-C AND 90-B-2, M.R.G.C.D. PROPERTY MAP NO. 33)

WITHIN

THE TOWN OF ALBUQUERQUE GRANT

PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST 1, 2021

SURVOTEK, INC.
Consulting Surveyors
P.O. Box 6888, Albuquerque, New Mexico 87114
Phone: 505-900-4722

GRAPHIC SCALE



LINE	LENGTH	BEARING
L1	48.72	S09°57'28"W
L2	36.78	N87°15'00"W
L3	22.00	S02°45'00"W
L4	50.61	S89°15'00"E
L5	132.66	S79°32'31"E
L6	186.75	S79°32'31"E
L7	172.20	S79°32'31"E
L8		

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	29.85'	19.00'	19.00'	26.87'	S42°15'00"E	90°00'00"
C2	15.26'	76.00'	7.66'	15.24'	N89°54'20"W	11°30'18"
C3	13.23'	69.00'	6.89'	13.21'	S73°50'13"E	11°23'52"
C4	13.49'	10.00'	9.79'	13.99'	N35°09'26"W	88°46'10"

PLAT OF

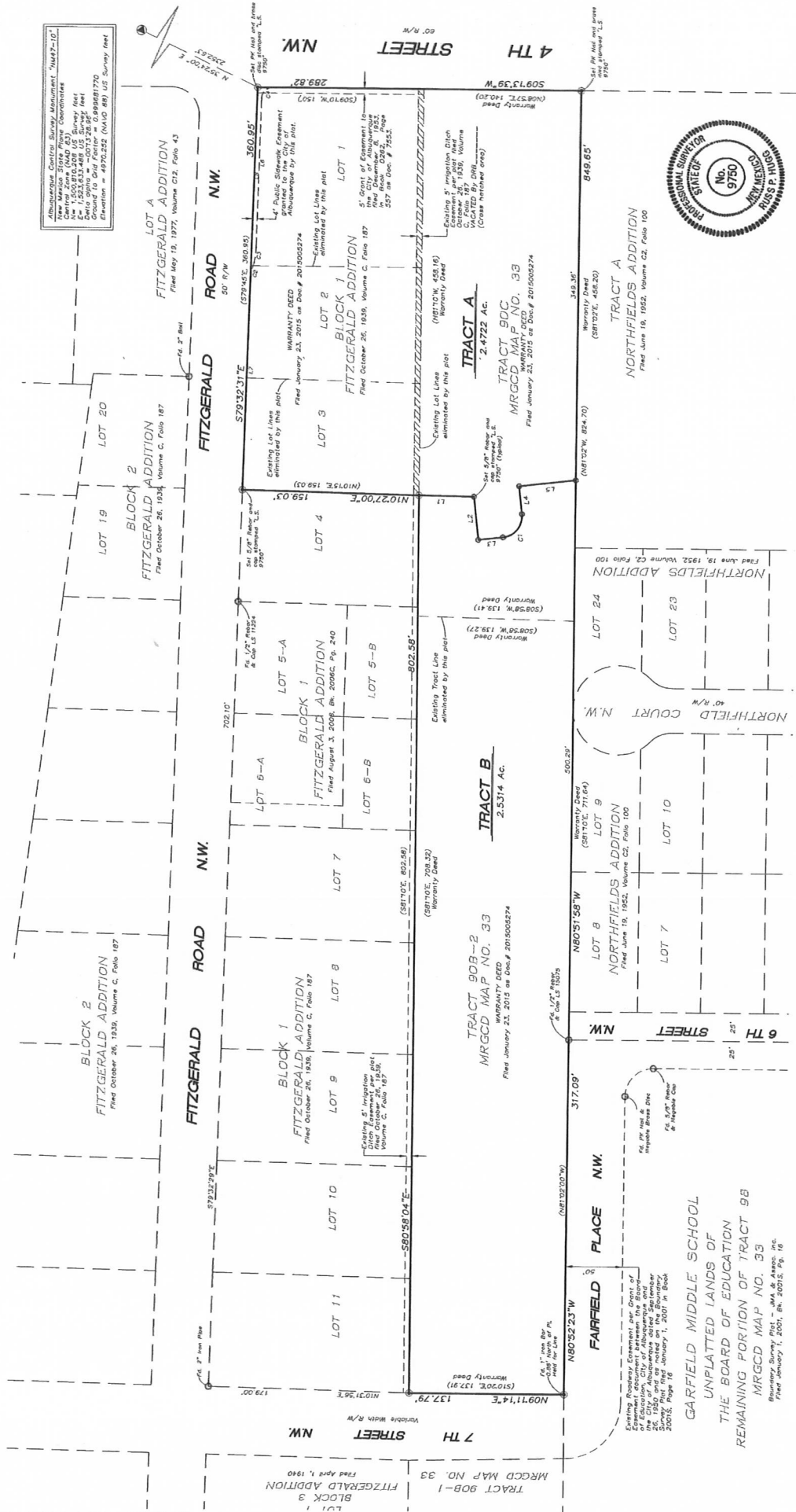
TRACTS A AND B CALLE CUARTA

(BEING A REPLAT OF LOTS 1 THRU 3, BLOCK 1, FITZGERALD ADDITION
AND TRACTS 90-C AND 90-B-2, M.R.G.C.D. PROPERTY MAP NO. 33)
WITHIN

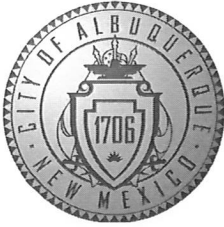
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2021



SURVOTEK, INC.
Consulting Surveyors
P.O. Box 6666, Albuquerque, New Mexico 87114
Phone: 505-800-4738



City of Albuquerque - Planning Department
 600 2nd St. NW, Suite 300
 Albuquerque, New Mexico 87102
www.cabq.gov/planning
planningdepartment@cabq.gov

Updated 11/2/2020

SENSITIVE LANDS ANALYSIS FORM

The following administrative instructions outline submittal requirements that must accompany an application for subdivision of land or site design, as applicable, for sensitive lands (ref. §14-16-5-2 of the IDO). The analysis should be conducted and signed by the professional(s) skilled in that landform, i.e., civil engineer, landscape architect, or geotechnical engineer.

Applications must include:

1. An inventory of each sensitive land feature, including:
 - a. Location of features on a scaled map overlaid on an aerial photo;
 - b. Photographs to capture all angles of the feature(s);
 - c. Pertinent dimensional descriptions (see detail in table); and
 - d. Other details (see table).
2. For each sensitive land featured, identify those features that will be saved. Identify how the feature will be protected during construction. For any features that will not be saved, provide justification as to why it is not practicable to save this feature.

Sensitive Lands Table

	FEATURE	MAP LOCATION	PHOTOS	DIMENSIONS	OTHER DETAILS
N/A	Floodplains and flood hazard areas	X			FEMA map, LOMR
N/A	Steep slopes	X	X	Percentage or vertical to horizontal rise	Description of erosive forces
N/A	Unstable soils	X	X	Geotechnical report ref. existence of clay, blowing sand, and/or high-water table	Description of soil characteristics
N/A	Wetlands (constant supply of water)	X	X		Description of animal and plant species in ecosystem
	Arroyos	X	X	Historical CFS Side slopes Width and depth	Identify the arroyo in the natural drainage system
N/A	Irrigation facilities (acequias)	X	X	Height and width of levee Location of tope of slope Is it a community or MRGCD facility?	Identify the acequia in the irrigation system
N/A	Escarpment	X	X	Slope Length	Existence of petroglyphs; description of escarpment face
N/A	Rock outcroppings	X	X	Height, length and width	Describe co-existence of trees and shrubs
N/A	Large stands of mature trees	X	X	Trunk caliper by species Number in each cluster Native species and non-native species?	Identify tree species and health <i>*Evaluation of City Forrester required</i>
N/A	Archeological sites	X			>5 acres, archeological certificate

The Sensitive Lands Analysis is based on these Comprehensive Plan Goals:

POLICY 11.3.1

Natural and Cultural Features:

Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes. [ABC]

- a) Minimize negative impacts and maximize enhancements and design that complement the natural environment, particularly features unique to Albuquerque, in development and redevelopment in light of the relationship to and effect upon the following:
 - i. Indigenous vegetation and other materials appropriate to landscapes;
 - ii. Topography and landscape features such as arroyos, the Rio Grande and Bosque, the foothills, and escarpments;
 - iii. Soils and erosion potential;
 - iv. Colors and textures of the natural environment; and
 - v. Scenic views from the public right-of-way
- b) Minimize the visibility of structures in highly scenic areas and on the western horizon as seen throughout the city through building design and materials that blend with the natural colors of the landscape and limit reflectivity.
- c) Protect important views from public rights-of-way through regulations on street orientation, site layout, building height, and signs.
- d) Encourage site design that enhances and leverages views to cultural landscapes.
- e) Encourage appropriate edge treatments, transitions, and buffers through site design and development standards for development adjacent to Open Space.
- f) Plat single-loaded streets to maintain scenic edges next to Open Space.
- g) Encourage reconstruction and revegetation to a natural setting.

11.3.1.1 Adopt site development standards and/or view protection overlays for orientation of new streets, building and wall height and placement, massing, frontage, color, signs, utilities, and/or tree preservation as needed to protect cultural landscapes and significant views from the public right-of-way along key corridors. [ABC]

POLICY 11.3.3

Bosque: Regulate development on adjacent lands to preserve and enhance the Bosque as an important cultural landscape that contributes to the history and distinct identity of the region, as well as nearby neighborhoods. [ABC]

- a) Minimize grading, changes to natural topography, and land disturbance to preserve natural features.
- b) Encourage reconstruction and revegetation to a natural setting on lands adjacent to the Bosque.

POLICY 11.3.6

Volcano Mesa: Preserve open space, natural and cultural landscapes, and other features of the natural environment within Volcano Mesa. [A]

- a) Respect Albuquerque's culture and history, including Hispanic and Native American, through context-sensitive development.
- b) Encourage development that is sensitive to the open, natural character of the area and geological and cultural conditions.
- c) Protect important views, vistas, and view corridors from within Volcano Mesa to the Rio Grande basin, across the city of Albuquerque, and to the Sandia Mountains.
- d) Protect the area's natural and archaeological resources, including the Monument and significant rock outcroppings, while encouraging urban development in the Volcano Heights Urban Center to create a vibrant, walkable district with an identity, character, and sense of place inextricably linked to the volcanic landscape.

FORM V: Vacations of Easements or Right-of-way– DRB

Please refer to the DRB meeting schedules for dates and deadlines. Your attendance is required.

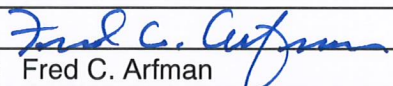

☐ **VACATION OF RIGHT-OF-WAY – DRB**☐ **VACATION OF RIGHT-OF-WAY – COUNCIL**

- ☐ Interpreter Needed for Meeting? _____ if yes, indicate language: _____
- ☐ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V at the front followed by the remaining documents in the order provided on this form.
- ☐ Zone Atlas map with the entire site clearly outlined and labeled
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- ☐ Copy of the complete document which created the easement(s)
Not required for City owned public right-of-way.
- ☐ Drawing showing the easement or right-of-way to be vacated
- ☐ If easements, list number to be vacated _____
- ☐ Square footage to be vacated (see IDO Section 14-16-6-6(M)) _____
- ☐ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K) and DPM 2-9-(E)(3)
- ☐ Office of Neighborhood Coordination neighborhood meeting inquiry response
- ☐ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
- ☐ Completed neighborhood meeting request form(s)
- ☐ If a meeting was requested/held, copy of sign-in sheet and meeting notes
- Required notices with content per IDO Section 14-16-6-4(K)
- ☐ Office of Neighborhood Coordination notice inquiry response
- ☐ Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.
- ☐ Proof of emailed notice to affected Neighborhood Association representatives
- ☐ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing
- ☐ Sign Posting Agreement - IDO Section 14-16-6-6(K)(4) is satisfied

☒ **VACATION OF PRIVATE EASEMENT**☐ **VACATION OF PUBLIC EASEMENT**

- ☒ Interpreter Needed for Meeting? _____ if yes, indicate language: _____
- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V at the front followed by the remaining documents in the order provided on this form.
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- ☒ Copy of the complete document which created the easement(s)
- ☒ Drawing showing the easement to be vacated
- ☒ List number to be vacated One (1)
- ☒ Proof of Pre-Application meeting

The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.	
Signature: 	Date: <u>10.25.21</u>
Printed Name: Fred C. Arfman	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	



September 16, 2021

To Whom it May Concern:

YES Housing, Inc. hereby authorizes Isaacson & Arfman, Inc. to act as its agent in the matters and actions associated with this platting action. Please feel free to contact me at (432) 530-7978 if you have any questions or concerns regarding this matter.

Sincerely,

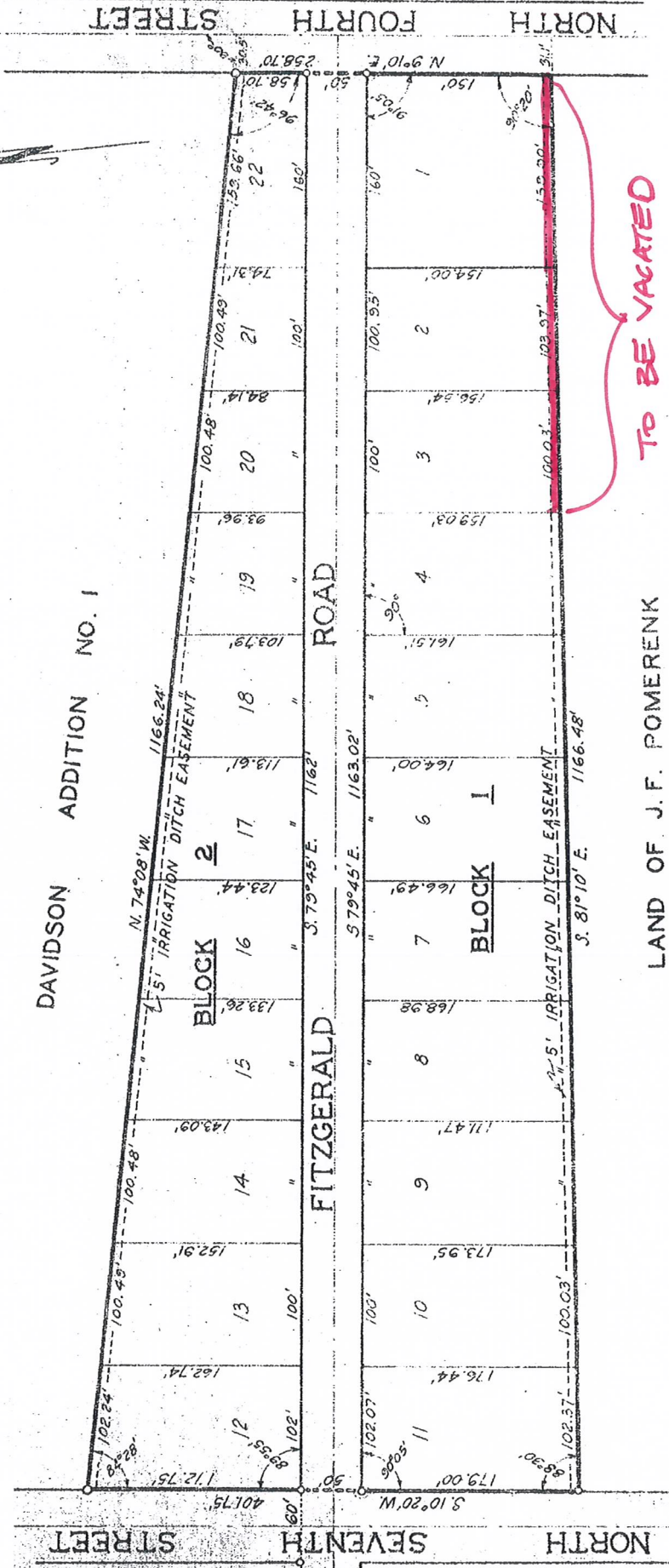
Michelle DenBleyker
Senior Vice President, Real Estate Development

REPLAT OF
FITZGERALD ADDITION

A SUBDIVISION LOCATED IN
SCHOOL DISTRICT NO.22
BERNALILLO COUNTY ~ NEW MEXICO

MAY 6, 1939

° INDICATES 2" IRON PIPE POINTS SET



The foregoing replat of Lots 2 to 22 inclusive of FITZGERALD ADDITION (Subdivision in School District No. 22), showing Blocks 1 and 2 and changes in street width and size of lots; said lots being as shown on plat filed October 5th, 1931, in the office of the County Clerk of Bernalillo County, New Mexico; surveyed, platted and sub-divided as shown hereon, is with the free consent and in accordance with the desires of the undersigned owners and proprietors thereof.

S/ Robert M. Fitzgerald
S/ Christine Fitzgerald
Owners and Prop.

S/ Roy. B. Fitzgerald
S/ Minnie May Fitzgerald
Owners and Proprietors

S/ Mary Lee Fitzgerald
S/ Ora Fitzgerald
Owners and Proprietors

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS.

On this 14th day of July, 1939, before me, a Notary Public in and for said County, personally appeared Robert M. Fitzgerald, and Christine Fitzgerald, his wife; Roy B. Fitzgerald, and Minnie May Fitzgerald, his wife; Mary Lee Fitzgerald, a single woman and Ora Fitzgerald, a single woman, to me known to be certain of the persons described in and who executed the above and foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of July 1939.

My Commission expires March 13, 1943

S/ Vera Krueger
Notary Public

SEAL

I, C. B. Beyer, County Surveyor of Bernalillo County, N.M., do hereby certify that I have examined the plat and approved the same this 1st day of August, 1939.

SEAL

Approved at a regular meeting of the County Commission by a majority thereof according to law, on this 24 day of Oct, 1939.

SEAL

State of New Mexico } ss
County of Bernalillo }

OCT 26 1939

At 3⁰⁰ o'clock p.m. Recorded in Vol. C.
of records of said County Folio 187.

S. Velma Dewdney Clerk & Recorder
S. May S. Scull Deputy Clerk

I, Ramona Montoya, County Clerk of Bernalillo County, New Mexico, do hereby certify that the map on which this certificate appears is a true copy, made under my direction and under the provisions of Chapter 130 of New Mexico Session Laws 1939, of a map filed for record on the 25th day of October, 1939.....
Ramona Montoya
County Clerk, Bernalillo County, New Mexico

VACATION OF PRIVATE EASEMENT VACATION

BLOCK 2
FITZGERALD ADDITION
d October 26, 1939, Volume C, Folio 187

LOT A
FITZGERALD ADDITION
Filed May 19, 1977, Volume C12, Folio 43

FITZGERALD ROAD

N.W.

50' R/W

Set 5/8" Rebar and cap stamped "L.S. 9750"

S79°32'31"E

(S79°45'E, 360.95')

360.95'

289.82'

N 35°24'00" E

Set PK Nail and brass disc stamped "L.S. 9750"

Existing Lot Lines eliminated by this plat

WARRANTY DEED
Filed January 23, 2015 as Doc. # 2015005274

LOT 4

LOT 3

LOT 2

BLOCK 1
FITZGERALD ADDITION
Filed October 26, 1939, Volume C, Folio 187

LOT 1

Existing Lot Lines eliminated by this plat

5' Grant of Easement to the City of Albuquerque filed December 8, 1953, in Book D262, Page 557 as Doc. # 7553.

Existing Lot Lines eliminated by this plat

(N81°10'W, 458.16')
Warranty Deed

TRACT A
2.4722 AC.

TRACT 90C
MRGCD MAP NO. 33
WARRANTY DEED
Filed January 23, 2015 as Doc. # 2015005274

Set 5/8" Rebar and cap stamped "L.S. 9750" (typical)

L1
L2
L3
C1
L4
L5

(N81°02'W, 824.70')

349.36'

Warranty Deed
(S81°02'E, 458.20')

849.65'

Set PK Nail and brass disc stamped "L.S. 9750"

me C2, Folio 100

TRACT A

NORTHFIELDS ADDITION
Filed June 19, 1952, Volume C2, Folio 100

STREET

4 TH

60' R/W

N.W.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-212 Date: 11/17/20 Time: N/A (sent via email to jessical@dpsdesign.org)

Address: 3525 4th St NW

AGENCY REPRESENTATIVES

Planning: Linda Rumpf (lrumpf@cabq.gov)

Zoning/Code Enforcement: Marcelo Ibarra (marceloibarra@cabq.gov)

Fire Marshal: Bob Nevárez (rnevarez@cabq.gov) or call 505-924-3611 (if needed)

Transportation: Nilo Salgado (nsalgado-fernandez@cabq.gov)

Hydrology: Ernest Armijo, P.E., (earmijo@cabq.gov)

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.

Additional research may be necessary to determine the exact type of application and/or process needed.

Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: Mixed use development featuring a mixed use building with ground-floor retail along 4th Street and a mixture of live/work, patio home and townhouses behind.

SITE INFORMATION:

Zone: MX-M

Size: 3 acres

Use: Commercial Services

Overlay zone: (CPO) - Character Protection Overlay Zone (3-4)-North 4th Corridor – CPO-9

Comp Plan Area of: Change

Comp Plan Corridor: (MS) Main Street Corridors 660ft -4th St

Comp Plan Center: x

MPOS or Sensitive Lands: x

Parking: 5-5

MR Area: x

Landscaping: 5-6

Street Trees: 5-6(D)(1)

Use Specific Standards: Allowable Uses, Table 4-2-1

Dimensional Standards: Table 5-1-2: Mixed-use Zone District Dimensional Standards

*Neighborhood Organization/s: North Valley Coalition, Near North Valley NA

**This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods.resources.*

PROCESS:

Type of Action: *See comments below

Review and Approval Body: * Is this a PRT requirement? See Table 6-1-1

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-212 Date: 11/17/20 Time: N/A (sent via email)

Address: 3525 4th St NW

NOTES:

QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

Vehicular access from Fitzgerald

Vehicular access from 7th street and Northfield Ct.

Parallel parking along 4th street and Fitzgerald

Private internal road (north of townhouses) and maybe maximum road width of 22'

This lot is a multi-address. **3525 4th St NW** is part of the highlighted lot below. Please let me know if you have any questions.



See the **Integrated Development Ordinance**

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

New Public Notice Forms

We have created forms for all email/mailed public notice and for Pre-submittal Neighborhood Meetings. Please complete these forms for public notice:

- [Neighborhood Meeting](http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance) or <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-212 Date: 11/17/20 Time: N/A (sent via email)

Address: 3525 4th St NW

- [Public Notice](#) or <http://www.cabq.gov/planning/urban-design-development/public-notice>

Records requests

To request a site plan and/or Notice of Decision, please use ABQ Records web page:

<https://www.cabq.gov/clerk/public-records>

Please include the site's address and the Case Tracking #s (see Zoning Comments) in your request.

Requests to Inspect Public Records

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. <https://cabq.nextrequest.com/>

This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.

- Linda Rumpf, lrumpf@cabq.gov

File Submittal

For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to PLNDRS@cabq.gov. For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at jrodenbeck@cabq.gov and/or to Maggie Gould at mgould@cabq.gov.

For other questions, please contact the Planning representative at the top of the PRT Notes.

For Building Safety Plan Review, contact Building Safety at 924-3963. Website:

<https://www.cabq.gov/planning/building-safety-permits>

Zoning Comments

MX-M

SU-2

Question 1,2,3,4 – transportation

Small and Medium retail – Permissive

Large retail – Conditional

Live-work- Permissive

Patio home not define in IDO- must meet a n IDO definition

Townhouse - Permissive

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-212 Date: 11/17/20 Time: N/A (sent via email)

Address: 3525 4th St NW

Transportation Development comments

For additional information contact Nilo Salgado (924-3630) or Jeanne Wolfenbarger (924-3991)

***Since there is an existing case (PR-2020-003847), please contact Jeanne Wolfenbarger for any input/comment/discussion.**

****General comments below:**

Curb Cuts

- Follow DPM guidelines for residential and commercial curb cuts.
- Residential curb cut requirements – (12 feet to 22 feet wide for residential, 30 feet only if there is a 3-car garage or parking for RV)
- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

Clear Sight Triangle at Access Points and Intersections

- Clear sight triangle (See attached hand-outs.) Nothing opaque should be in the triangle.

Private Site and Parking Lot Design

- Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.
- See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.
- When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.
- Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.
- Demonstrate queuing capacity when needed in situations such as for drive-thru facilities. It is imperative to demonstrate that the queuing will not block accessways to the site or cause vehicles to back into the main roadway. Also, provide necessary one-way signage and pavement markings.
- **Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)**

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-212 Date: 11/17/20 Time: N/A (sent via email)

Address: 3525 4th St NW

- Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.

Traffic Studies

- See the **Traffic Impact Study (TIS) thresholds**. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.

Platting and Public Infrastructure Requirements for Roadways

- When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
- All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
- Curb and sidewalk is required along entire frontage of property. Follow IDO/DPM for specific width requirements.
- There is a Bikeway Master Plan that is prepared MRCOG which lays out proposed bicycle facilities including bicycle trails, bike lanes, and bike routes. The site would be required to provide such facilities along the site frontage if they have not been constructed yet. Right-of-way dedication would likely be required.
- Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.
- For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.**
- Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.
- Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.

Jeanne Wolfenbarger's Additional Comments

- No access is allowed off of a cul-de-sac. These are designed to carry limited traffic only.
- See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-212 Date: 11/17/20 Time: N/A (sent via email)

Address: 3525 4th St NW

0. Follow 4th Street corridor study for 4th Street corridor cross-section requirements. If on-street parking were proposed, more right-of-way would need to be dedicated.
1. Any on-street parking should be set back a minimum of 50 – 75 feet from 4th Street along Fitzgerald. Fitzgerald has room to accommodate on-street parking at the widened portion as it approaches 4th Street.
2. A waiver request shall be submitted through DRB to request the reduced 22-foot width and to allow 5-foot sidewalk on one side of the road for the proposed access easement that will run through the site.
3. Obtain Fire Marshall approval and Solid Waste Approval for the site . Knox box request shall be in place for any proposed gates. Maintain sufficient turnaround space on either side of the gate as shown on current proposed site plan.
4. Access points off of Fitzgerald and off of 7th Street as shown on site plan are acceptable.

If you would have additional questions or would like to schedule a follow-up conference call meeting please contact Linda Rumpf at lrumpf@cabq.gov